

## Notes and Information

Conveyance of this property will be by Quitclaim Deed and will include a utility easement clause, a copy of which is attached. The sale of the property will not be final at the signing of the Sales Agreement. The sale will have to be finally approved by the Missouri Highways and Transportation Commission.

A sales agreement is to be signed by the purchaser. The purchaser will be required to make a 10% deposit of the purchase price when the Sales Agreement is signed. This check or money order should be made out to “**Director of Revenue, Credit State Road Fund**”. Full payment is to be made upon final approval and receipt of the signed deed by the Missouri Highways and Transportation Commission. All of the recording fees will be the responsibility of the purchaser.

This property contains 0.371 acre, per site survey and is improved with a 5,510 square foot commercial building. It has 3,852 square feet of finished office area, with 1,658 square feet garage/shop space. It is the intention of the Missouri Highways and Transportation Commission to deed the property and property rights that are owned by the Missouri Highways and Transportation Commission located at 303 North Oak Street, Rolla, Missouri. Access to this property is gained from a shared entrance off of Oak Street, and a second entrance from Third Street, located near the southwest corner of the property provides access to the on-site parking lot on the south side of the improvement. It is not the intention of the Missouri Highways and Transportation Commission to convey any property or property rights legally belonging to other parties. **It is the responsibility of the purchasing party to acquire title insurance, if so desired.**

This property is offered for \$190,000. MoDOT reserves the right to reject any and/or all offers. For more information, contact Tamara Gregory at the MoDOT Project office at 17855 Highway 8, St. James, MO 65559, or by phone at 573-265-0867.

### **Utility Clause**

Grantees, by acceptance of this conveyance, covenant and agree for themselves, their heirs, successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.